REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on

POIPU SHORES
Pee Road
Poipu, Koloa, Kauai

REGISTRATION NO. 801

This Report Is Not an Approval or Disapproval of This Condominium Project

It was prepared as a supplement to an earlier Report dated February 8, 1977, **issued by the Real Estate Commission on the above project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.**

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project until

(1) A copy of this Report has been given to the prospective purchaser,
(2) The latter has been given an opportunity to read same, and,
(3) His receipt taken therefor.

Issued: October 28, 1977

Expires: March 8, 1978

SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser or prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED AUGUST 1, 1975, AND INFORMATION SUBSEQUENTLY FILED AS OF OCTOBER 18, 1977. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND REPORTING CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Final Public Report of February 8, 1977 on Registration No. 801, the Developer reports that changes have been made in the plan or set-up as represented in the August 1, 1975 Notice of Intention.

   The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Final Public Report (white paper stock), becoming a part of Registration No. 801. The Developer is responsible for placing a true copy of the Supplementary Public Report in the hands of all purchasers or prospective purchasers, along with copies of the Final Public Report and the Preliminary Public Report. It is also the responsibility of the Developer to obtain the required receipts signifying that the purchaser has had an opportunity to read the three reports.

2. The Developer of the Project has submitted to the Commission for examination all documents deemed necessary for registration of the Project and the updating of information disclosed therein.

3. A First Amendment to the Declaration of Horizontal Property Regime of Poipu Shores, dated October 12, 1977, has been recorded in the Bureau of Conveyances of the State of Hawaii in Liber 12485 at Page 632.

4. Advertising and promotional material has been filed pursuant to the rules and regulations promulgated by the Commission.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, as amended, and the rules and regulations promulgated thereunder which relate to horizontal property regimes.

6. This Supplementary Public Report automatically expires on March 8, 1978, unless another Supplementary Report issues, or the Commission, upon the review of the registration, issues an order extending the effective period of this report.

Except for the topical headings which follow, the information contained in the Final Public Report of February 8, 1977 and the Preliminary Public Report of September 5, 1975, has not been disturbed.

DESCRIPTION: The Declaration of Horizontal Property Regime, as amended, reflects certain modifications in the layout and dimensions of the kitchen and living room areas of Apartment Nos. 101-B and 102-B of the Project and certain changes in the approximate gross areas of said apartments and the lanais adjacent thereto. The revised information regarding Apartment Nos. 101-B and 102-B is as follows:

Apartment No.	Type of Unit	Approximate Living Area	Approximate Lanai Area	No. of Rooms	Common Interest
101-B	4	630.4 Sq. ft.	232.2 Sq. ft.	4-1/2	1.68122%
102-B	5	654.4 Sq. ft.	275.0 Sq. ft.	4-1/2	1.70683%

FUTURE COMMERCIAL UNIT: The Declaration, as amended, reduces the areas of the Project designated for "Future Commerical Development" within which the Developer may construct and complete an additional commercial condominium unit as provided in paragraph I of the Declaration. By reason of such reduction, the common interest which shall be appurtenant to each of the apartments after the creation of said additional commerical unit has been adjusted, and shall be as set forth in Exhibit "A" attached hereto and made a part hereof.

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The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted August 1, 1975, and additional information subsequently filed as late as October 18, 1977.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 801 filed with the Commission August 1, 1975.

This report, when reproduced, shall be true copy of the Commission's public report. The paper stock used in making facsimiles must be pink in color.

AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:
- Department of Taxation
- Bureau of Conveyances
- Planning Commission, County of Kauai
- Federal Building Administration
- Escrow Agent

Registration No. 801
October 28, 1977